

## Walnut Lane Priorities: Site Plan

The goal of this spreadsheet is to identify the Council's priorities regarding how the land is utilized for this project.

	Council Member 1	Council Member 2	Council Member 3	Council Member 4	Council Member 5	Council Member 6	Average
Housing	3	2	3	2	2	2	2.33
Parking	2	3	1	1	3	1	1.83
Open Space	1	1	2	3	1	3	1.83

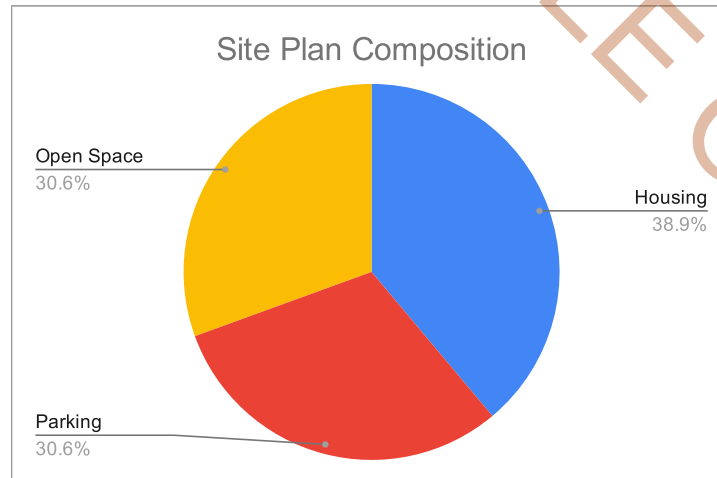
High Priority = 3
Medium Priority = 2
Low Priority = 1

**Housing** = Prioritizing space for housing units over parking and open space; EITHER: lower density and fewer overall units (less height, larger building footprints) OR higher density and overall more units (more building footprint, and possibly more height and/or mass)

**Parking** = Prioritizing adequate parking over housing units and open space; units would likely be lower in density and/or taller in height to accommodate for adequate parking

**Open space** = Prioritizing open space (and likely community amenities) over housing units and parking; units must either be fewer (requiring less parking) and/or taller in height

Density considerations: Higher density leads to increased affordability and a better pro forma over time, but it also requires more parking spaces. Lower density requires less parking but makes each unit more expensive to build. As the Council considers proceeding with R-4 vs. PAD, it should consider the tradeoffs between density and parking.



## Walnut Lane Priorities: Funding

The goal of this spreadsheet is to identify the Council's priorities regarding how funding is prioritized for this project.

	Council Member 1	Council Member 2	Council Member 3	Council Member 4	Council Member 5	Council Member 6	Average
Affordability	1	3	3	2	2	2	2.17
Sustainability	3	1	2	3	3	3	2.50
Amenities	2	2	1	1	1	1	1.33

High Priority = 3
Medium Priority = 2
Low Priority = 1

**Affordability** = Prioritizing maintaining the highest level of affordability for units over paying more for sustainability or community amenities

**Sustainability** = Prioritizing sustainable design, construction, and O&M of project over affordable development or providing amenities

**Amenities** = Prioritizing providing high quality indoor (communal kitchen, remote workspace, fitness equipment, etc.) and/or outdoor (playground equipment, gardens, rec equipment, etc.) amenities over affordability and sustainability

Sustainability considerations: The design team is already planning on emphasizing sustainability in this project, as highlighted in the presentation to Council. This category represents support from Council for the design team to, if necessary, spend more on sustainable elements (and potentially sacrifice some overall affordability) in exchange for achieving Net Zero, Living Building Challenge, etc. However, it is also noted that increased investment in sustainable systems over time passes energy savings to tenants and property owner, as long as sustainable systems implemented are not complicated for O&M.

